

ALBERT VILLAGE – SITE ASSESSMENT

SETTLEMENT SUMMARY

Settlement Hierarchy

- Albert Village is a Sustainable Village in the adopted Local Plan.
- It is proposed to remain a Sustainable Village in the new Local Plan.

Key services and facilities

- Albert Village has a primary school (Albert Village Community Primary School). There is limited capacity at the village primary school but numbers are projected to grow and there is no capacity to extend. LCC Education advises that a new primary school might be required if significant growth is planned.
- The nearest secondary school is Granville Academy in Swadlincote (South Derbyshire).
- The settlement is served by an hourly bus service (19/19B providing connections to Ashby de la Zouch, Swadlincote and Burton upon Trent).
- There is no convenience store in Albert Village. The nearest store is Morrisons at Swadlincote (a distance of about 1km).
- There are employment opportunities in Albert Village and nearby Woodville and Swadlincote.

Other services and facilities

- The settlement also has a public house, church, recreation ground with Multi Use Games Area and informal recreational facilities including allotments.
- The closest GP surgery and pharmacy are located in Swadlincote. These are accessible by public transport.

Settlement Features

- **National Forest** – Albert Village and the surrounding area is in the National Forest.
- **River Mease Special Area of Conservation (SAC)** – The settlement and surrounding area are in the catchment of the River Mease SAC, where it is necessary to ensure that development does not negatively impact the river's water quality. To date, the impact of development in the River Mease catchment has been mitigated by developers, mainly via two Developer Contribution Schemes. At present there is no capacity for further development in these schemes. It is proposed that in the future, treated foul water flows will be pumped out of the River Mease catchment. This is anticipated to occur in 2027. This means that development in the SAC is unlikely to be able to commence until 2027, unless an alternative means of mitigation (deemed acceptable by the Environment Agency and Natural England) is proposed by the site promoter.
- **Minerals Consultation Area for at or near surface coal** – the majority of the settlement and surrounding area is located in this MCA.
- **Coal Development Risk Areas** – the majority of the settlement and surrounding area has a high risk of unrecorded coal mining related hazards meaning a Coal Mining Risk Assessment would be required in advance of any development.
- **Leicestershire and South Derbyshire Coalfield Landscape Character Area** - the settlement and surrounding area is in this LCA.

STAGE 1 - SITE IDENTIFICATION

The 2021 SHELAA identifies two sites for housing in Albert Village:

Site Reference	Site Address
AV1 (EMP67)	Main Street/Occupation Road
AV3	R/O 171 to 205, Occupation Road

STAGE 2 – SITE SIEVE

One site was sieved out at this stage, leaving one site (AV1) for further assessment.

Site Reference	Site Address	Reason for being sieved out
AV3	R/O 171 to 205, Occupation Road	<10 dwellings

STAGE 3 - SUSTAINABILITY APPRAISAL

As only one site has been assessed in Albert Village, a comparison of sites' performance in the SA is not required. The scores for AV1 have been summarised in Stage 4 below.

STAGE 4 – DETAILED SITE ASSESSMENT SUMMARY

AV1 (EMP67) – Main Street/Occupation Road (14.1ha / about 264 dwellings)

Services & Facilities – The western most part of the site adjoins an hourly bus service which provides links to Ashby de la Zouch, Burton-upon- Trent and Swadlincote. Informal recreation is within walking distance whilst both formal recreation and a primary school are within a reasonable walking distance. All other services are not within a reasonable walking distance.

Summary of SA

SA Objectives																
Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste	
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17	
+	-	-	++	?	+	?	-	?	0	-	--	+	0	-	-	

This site performs well against SA4. However, it scores poorly against SA13 (due to the size of site compared to Albert Village). The site scores positively against SA1 and SA6 but negatively against SA2, SA8, SA12 and SA16.

Key Planning Considerations

- If the whole site was developed for housing, then development of the site (264 dwellings) would increase housing in the settlement by 73%.
- The site is located close to the District's boundary with South Derbyshire. Albert Village itself is located to the west of Main Street and is largely linear in form. Whilst development on the

western part of the site would be reasonably well related to the existing residential areas west of Main Street, it would not be in keeping with the established character or size of the settlement.

- The site consists of mainly scrub land with some storage and distribution uses located in the south eastern corner. The site is of Grade 4 Agricultural Land quality (Natural England regional records).
- The site is in a wider parcel of land deemed to be of medium-low landscape and a medium-low visual sensitivity (Landscape Sensitivity Study).
- There are mature hedges to the boundary of the site with both Main Street and Occupation Road which limits views into the site from these roads.
- The onsite scrub/grassland is potentially Biodiversity Action Plan quality.

Deliverability/Developability

The site is under single ownership and was being promoted for mixed use (housing and employment). There are no known access constraints. The site's availability for development was last confirmed to planning officers in 2018. In March 2023 the site was put up for sale so there are questions about its availability for housing.

STAGE 5 – OVERALL CONCLUSIONS

There is only one site being promoted in Albert Village. There are questions about the site's availability for housing following it being put up for sale earlier in 2023. In any event, the scale and nature of development proposed is out of keeping with the established character and size of the settlement and for this reason we do not propose to allocate the site.